



21 Mill Lodge, Willoughby Road

Boston

A second floor retirement flat for the over 55's within walking distance to the town centre and overlooking the Maud Foster Waterway. Having accommodation comprising: entrance hall, lounge, kitchen, bedroom and shower room. There is communal parking & gardens and 24 hour emergency care response system. The kitchen & shower room have been re-fitted within the last three years. NO CHAIN

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





ACCOMMODATION

Communal hall with lift or stairs to the second floor landing with an entrance door to the:

ENTRANCE HALL

Having electric heater, smoke alarm, access to roof space, storage cupboard housing electric water heater & consumer unit (replaced in 2022) and further cupboard with water softener, space & plumbing for automatic washing machine.

LOUNGE

16' 4" x 10' 8" (4.99m x 3.24m)

Having window to front elevation, coved ceiling and radiator.

KITCHEN

7' 5" x 7' 2" (2.25m x 2.19m)

Having window to rear elevation and vinyl flooring. Re-fitted in 2022 with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl stainless steel sink with drainer & mixer tap inset to work surface, cupboards & tray recess under, cupboard over. Work surface return to the left with inset electric hob, cupboard & drawer under, cupboards & concealed extractor over. Further work surface return to the right with cupboard under, cupboards over and unit to side housing integrated electric oven with cupboard under, space for microwave over. (Fridge/freezer included in sale)



BEDROOM

14' 2" x 8' 9" (4.31m x 2.66m)

(max) Having window to front elevation, coved ceiling, electric heater and fitted wardrobes to one wall.

SHOWER ROOM

Having window to front elevation, heated towel rail, laminate flooring, porcelain tiled walls and extractor. Re-fitted in 2022 with a suite comprising: double shower enclosure with electric shower fitting, hand basin inset to vanity unit with cupboards under and WC with concealed cistern.

MILL LODGE

Built in 1988 and having 26 flats in total. Non-resident management staff (part time) and Careline alarm service. Lift, Lounge, Laundry & communal gardens. Whole site accessible by wheelchair. Easy access to site off Willoughby Road. Distances: bus stop 200 yards; shop 0.25 mile(s); post office 0.3 mile(s); town centre 0.3 mile(s); GP 0.5 mile(s); social centre 0.5 mile(s). Regular Social activities include: coffee morning, and fish & chip suppers. New residents accepted from 55 years of age.





SERVICES

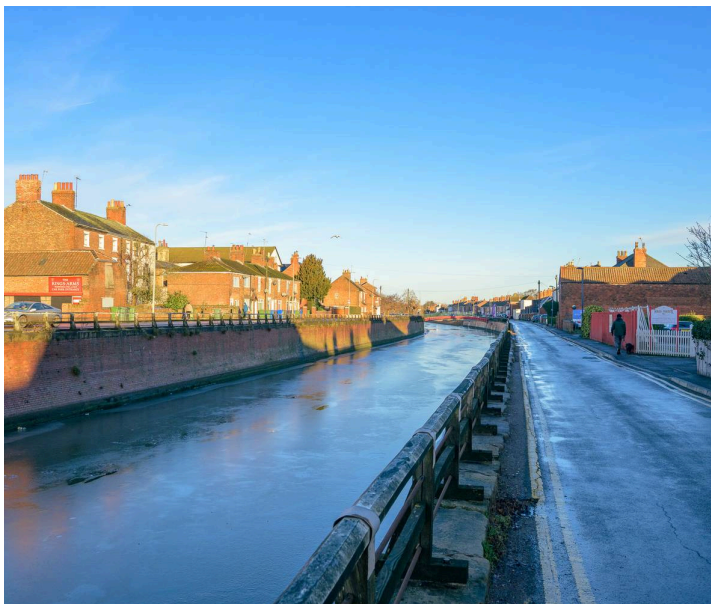
The property has mains electricity, water and drainage connected. Heating is via electric heaters and the property is double glazed. The current council tax is band A. £231.77 pm service charge. £117.53 ground rent per year.

LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



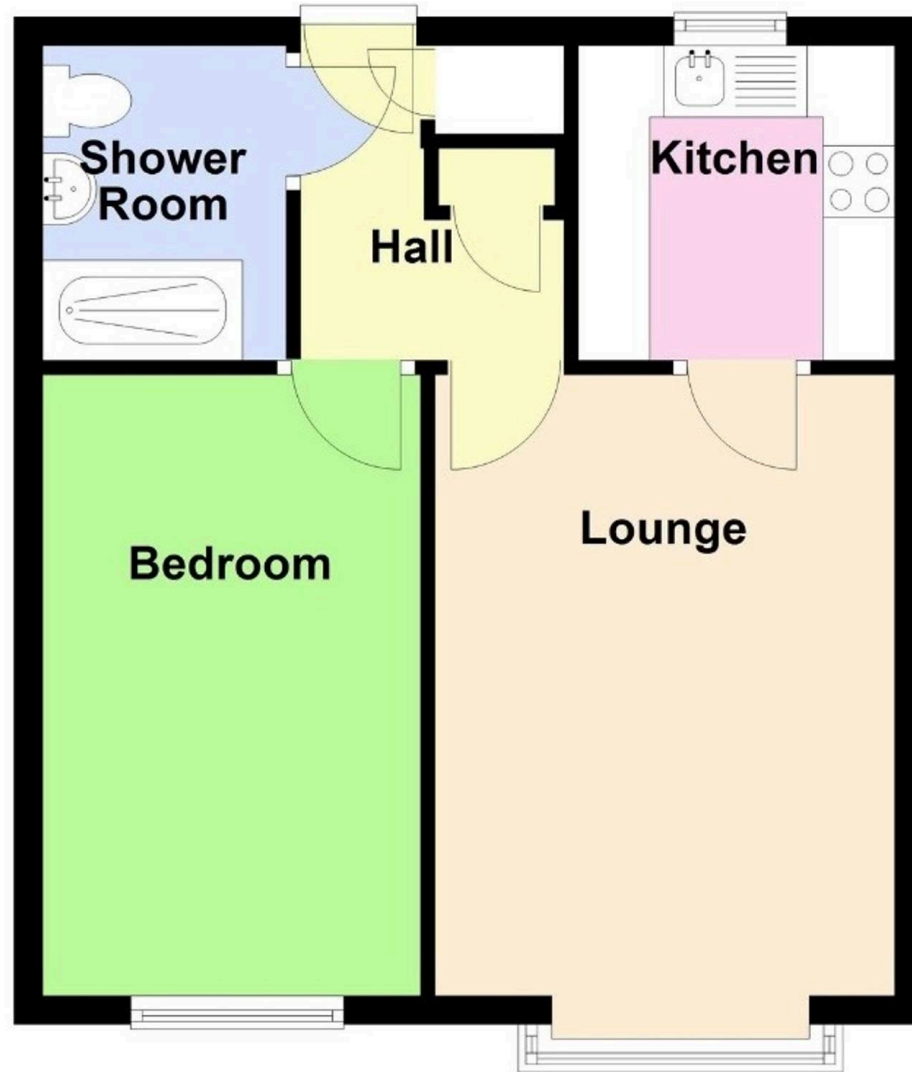


 **NEWTON FALLOWELL**





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Total area: approx. 39.6 sq. metres (426.8 sq. feet)

Newton Fallowell Estate Agents

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